

BC2501

Arbor Crest

Boundary Commission – Public Hearing
October 28, 2025



SAINT LOUIS COUNTY
Missouri

Simplified Boundary Change

RsMO 72.405 – A verified petition signed by 75% of the registered voters within the area proposed to be annexed which is primarily residential in character and has an average residential density of not less than one dwelling per three acres

If approved by the Boundary Commission, a simplified boundary change does not go to a vote.

Boundary Commission Rules

Article X – Substantive Review

The Commission shall determine if the boundary change will be in the best interest of:

1. Municipality proposing the boundary change
2. Unincorporated area proposed to be annexed
3. Areas of the County next to proposed boundary change

RsMO 72.403 – 11 factors for consideration by the Boundary Commission.

1. The impact on the tax base or on the ability to raise revenue.
2. A legal description of the area to be annexed
3. The creation of logical and reasonable municipal boundaries
4. Present level of major services
5. Proposed time schedule to provide services to the annexed area.
6. Current tax rates of the proposed annexation area
7. Sources of revenue other than property tax
8. Extraordinary effect of boundary change on distribution of tax resources
9. How municipality proposes to zone any area annexed
10. The compactness of the area subject to annexation
11. When the proposed boundary change shall become effective

Evaluation Criteria by category

Factors for consideration by the Boundary Commission divided into four distinct categories

Geography	Financial
Legal description of proposed annexation area Creation of logical & reasonable municipal boundaries Compactness of annexation area	Impact on the tax base to raise revenue Current tax rates Sources of revenue other than property tax Extraordinary effect on distribution of tax resources
Service Provision	Zoning and Land Use
Present level of major services Proposed time schedule to provide service	Proposed zoning

Geography

St. Louis Count Context

Legal Description of the proposed annexation Area

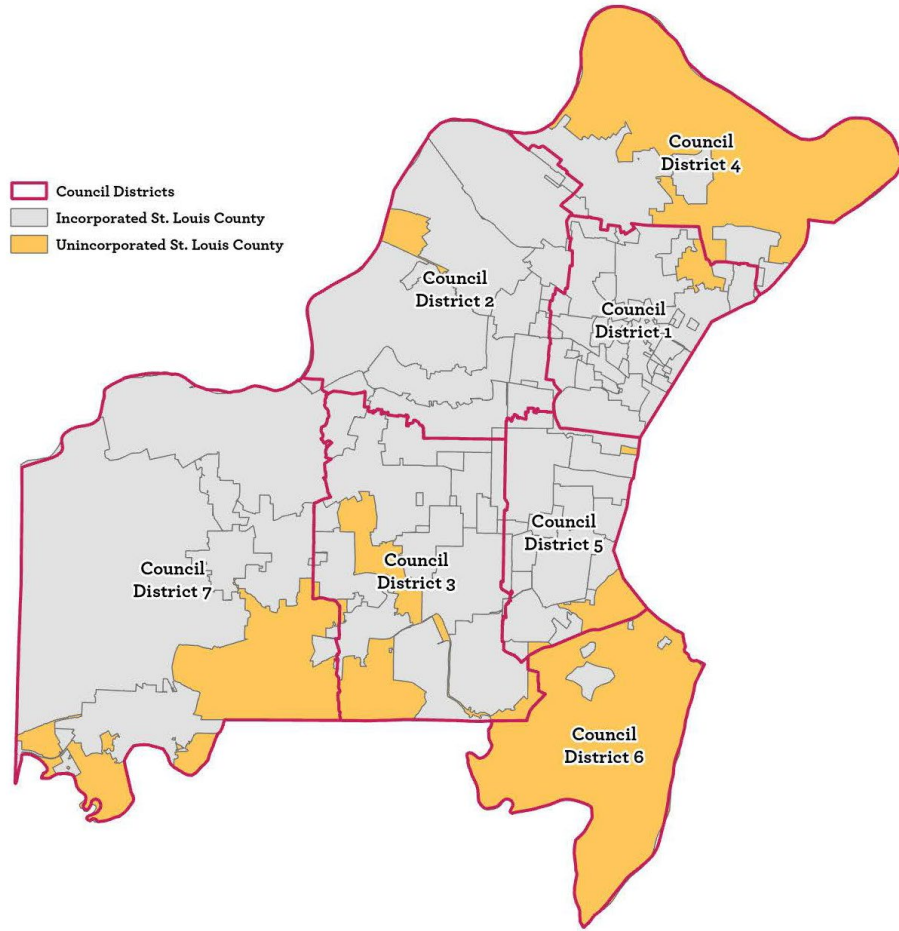
Compactness of Annexation Area

Creation of Logical & Reasonable Municipal Boundaries

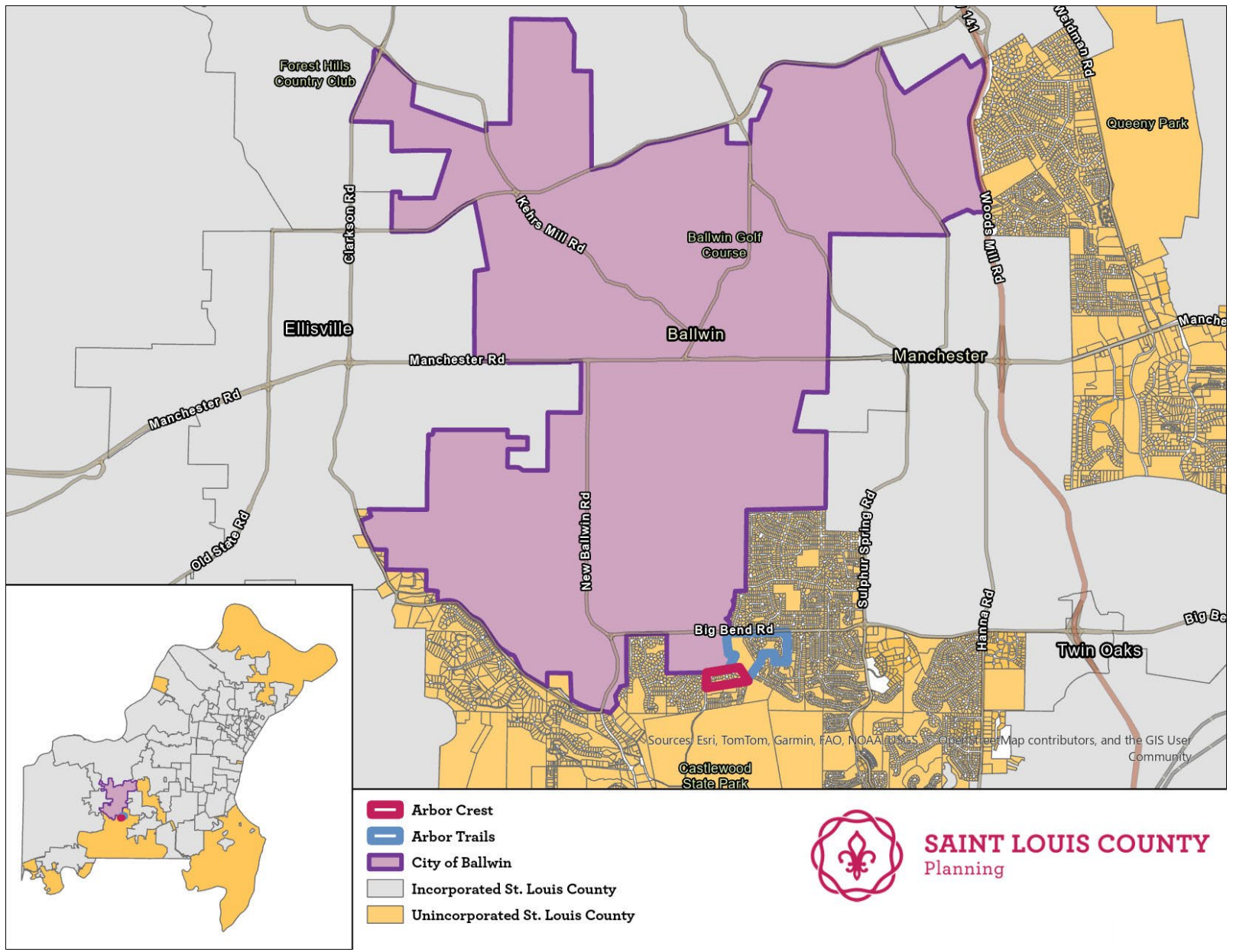





SAINT LOUIS COUNTY
Missouri

St. Louis County – At a Glance



- Total population 979,595
- Local Services to approximately residents in unincorporated areas
- Provide contract services to over 90% of municipalities
- St. Louis County service philosophy is based on direct contact with professional staff
- Multiple points of contact including a full-time Legislative Assistant to the 7th Council District

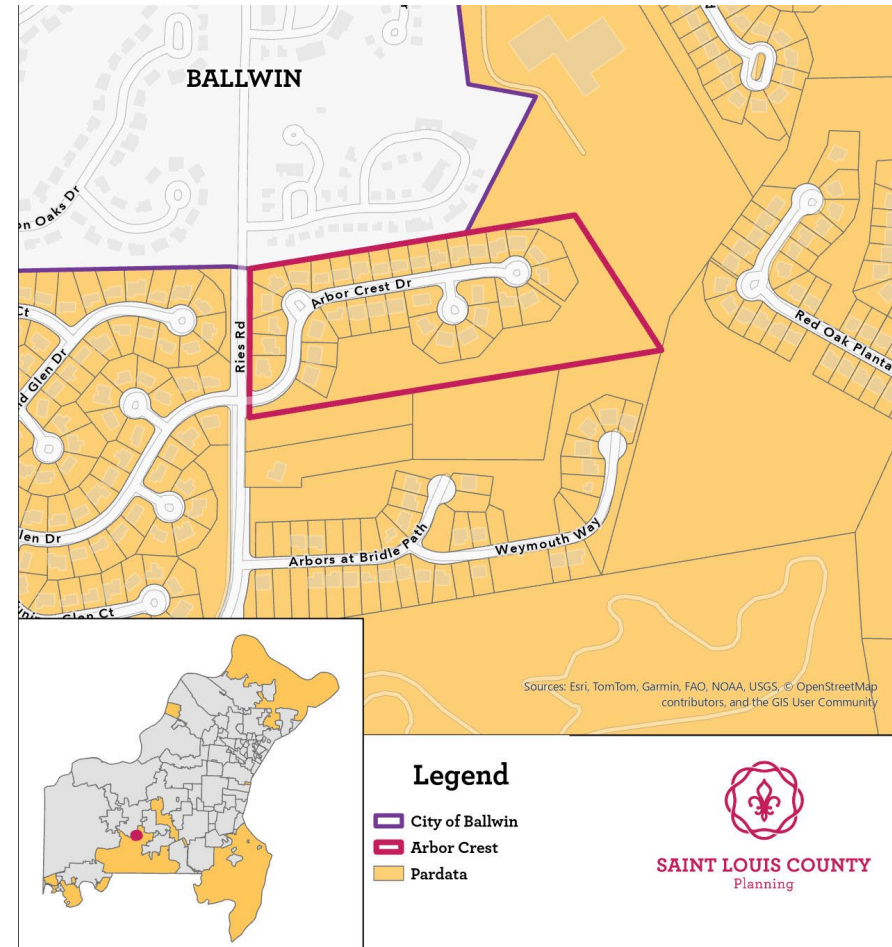


-  Arbor Crest
-  Arbor Trails
-  City of Ballwin
-  Incorporated St. Louis County
-  Unincorporated St. Louis County



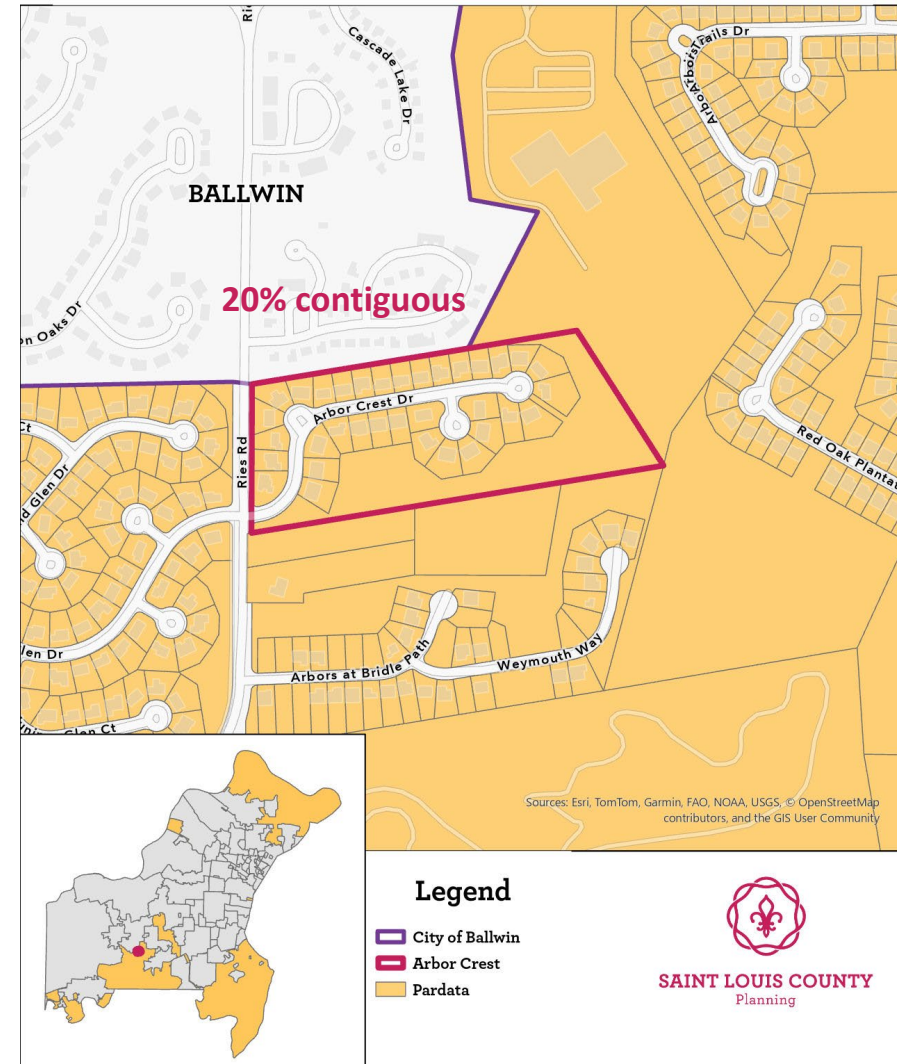
Annexation Area – At a Glance

- 14.8 acres
- Estimated Population of 100
- 34 total housing units
- Assessed valuation = \$2,728,350.00



Legal Description & Compactness

- RsMO72.400 requires at least 15% of the annexation area to be adjacent to the municipality
- Annexation area is 20.7% contiguous.
- A legal description of the area to be annexed has been provided



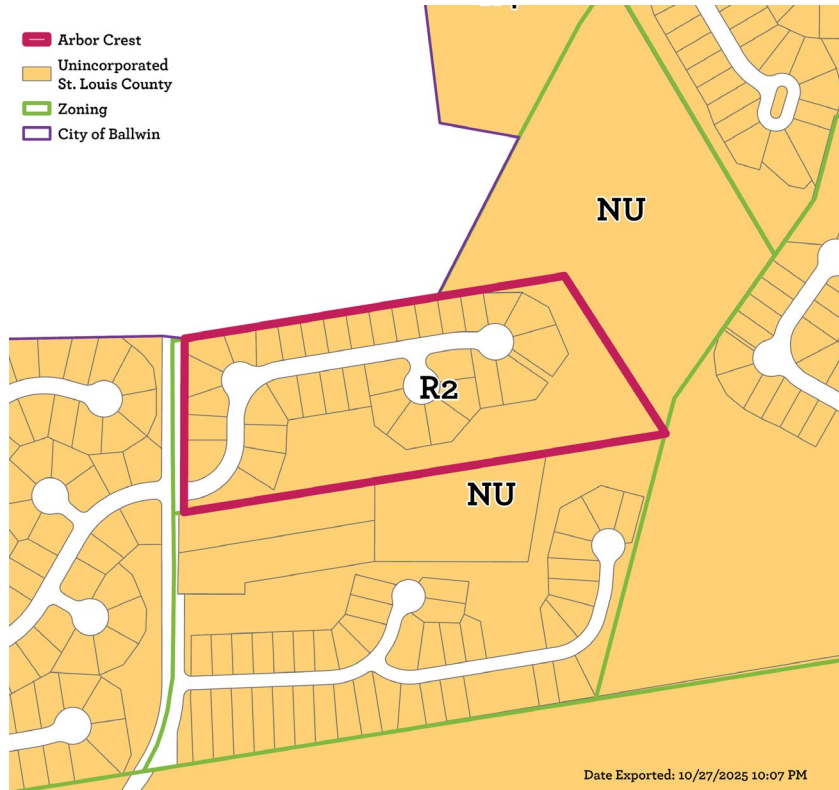
Zoning and Land Use

Proposed Zoning



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Existing Zoning and Land Use in Annexation Area

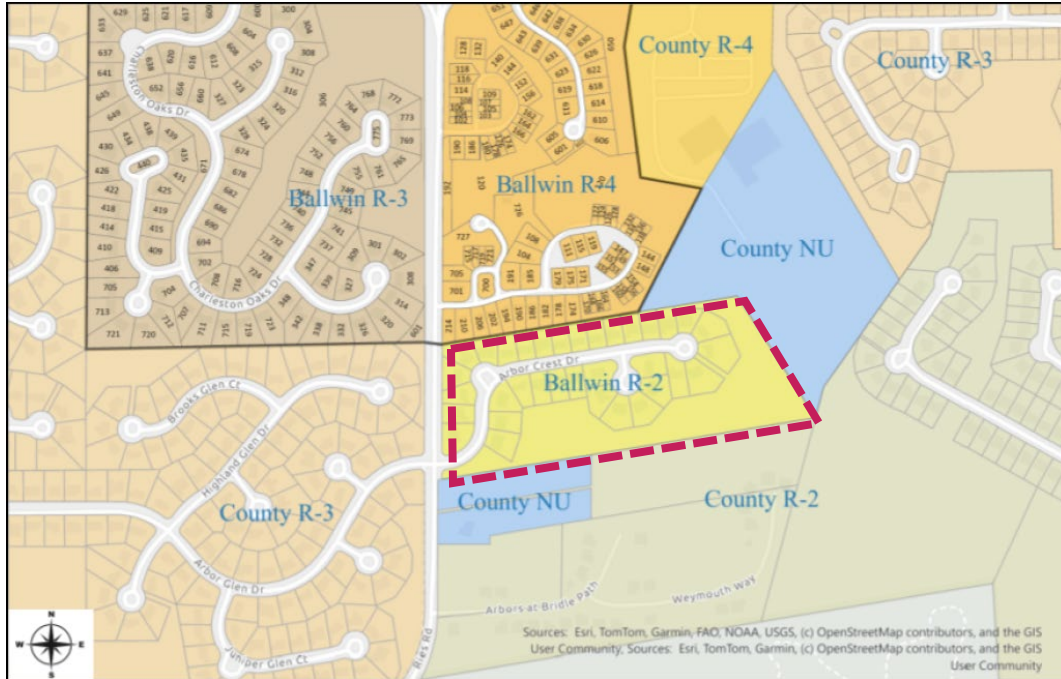


Single-Family Residences

- R-2 15,000 sq. ft. Residence District

Land Use	Acres	%
Single-Family Residential	21.27	43.5
Vacant (common ground)	6.73	13.76
Total	48.9	

Proposed Zoning and Land Use in Annexation Area



Land use	Acres	Percentage
Commercial	0.00	0.00%
Industrial	0.00	0.00%
Institutional / Government	0.00	0.00%
Single Family Residential	9.15	61.82%
Multi Family Residential	0.00	0.00%
Vacant (common ground)	5.65	38.17%
Total	14.80	100.00%

Financial

1. Impact on the tax base to raise revenue
2. Current Tax rates
3. Sources of revenue other than property tax
4. Extraordinary effect on distribution of tax resources



SAINT LOUIS COUNTY
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Property Tax Rates – Before and After Annexation

Property Tax Rates For Annexation Area - Before Annexation			
Taxing Jurisdiction	Residential	Commercial	Personal Property
State of Missouri	0.0300	0.0300	0.0300
St. Louis County	0.3790	0.4420	0.5230
St. Louis Community College	0.2628	0.2628	0.2628
Special School District	0.9648	0.9648	0.9648
Metro. Zoological Park & Museum District	0.2347	0.2347	0.2347
Dev. Disability – Productive Living Board	0.0640	0.0810	0.0900
County Library	0.1870	0.2340	0.2600
Parkway School District	3.3654	5.1907	4.2609
MSD	0.0997	0.0997	0.0997
Metro West Fire Protection District	0.8490	1.0780	1.2360
Total - Before and After Annexation	6.4272	8.8877	7.9619

Property Tax Rates For Annexation Area - After Annexation			
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MSD	0.0997	0.0997	0.0997
Metro West Fire Protection District	0.8490	1.0780	1.2360
Ballwin	0.0000	0.0000	0.0000
Total - Before and After Annexation	6.4272	8.8877	7.9619

Source: St. Louis County Rate Book, 2024

Sales Tax Rates – Before and After Annexation

Sales Tax Rates For Annexation Area - Before and After Annexation

Taxing Jurisdiction	Sales Tax	Food Sales Tax
State of Missouri	4.2250	1.2250
St. Louis County	3.5130	3.1250
Total - Before Annexation	7.7380	4.3500
+ City of Ballwin	1.0000	1.0000
Total - After Annexation	8.7380	5.3500

Source: MO Dept. of Revenue Sales and Use Tax Rate Tables – August, September 2022 (updated 7/08/2022)

Increase in Sales Tax on Vehicles

Sales Tax Paid on New Car Purchase

Average new car price ¹	\$50,080
Taxes Paid	
Before Annexation	\$3,877.19
After Annexation	\$4,374.49

Sales Tax Paid on Used Car Purchase

Average used car price ²	\$25,512
Taxes Paid	
Before Annexation	\$1,974.12
After Annexation	\$2,229.38

Source: Per Kelly Blue Book (KBB)

Service Provision

1. Present Level of major services
2. Proposed time schedule to provide service



SAINT LOUIS COUNTY
Missouri

St. Louis County Police Department

- Largest and highest capacity law enforcement agency in St. Louis County.
- Three CALEA Accreditations
 - Training Academy, Communications, and Law Enforcement Accreditations



St. Louis County Department of Transportation and Public Works

St. Louis County Public Works currently provides limited permitting services for residents and businesses in Ballwin

10/1/2024 to 10/1/2025

- 0 Re-occupancy permit inspections



Snow Removal and Road Maintenance

- Snow removal target is 24 hours after last snowfall.
- Services arterial, collector, and residential streets.



Street Conditions

Pavement Condition Rating (PCR)

Sliding scale from 1 to 10 where 10 is brand new and 1 is rubble.

- 9 & above considered Excellent
 - 8 Very Good
 - 5 to 7 Good
 - 4 considered Fair
 - 3 & below considered poor
- 0.34 miles of County maintained road
 - All roads have a PCR of 5 or greater.



St. Louis County Parks

- Manages over 12,400 acres at 46 parks and trails
- Programs and activities year-round
- Six recreation complexes with amenities including pools, sport courts, and ice rinks
- Ohlendorf West Park
 - Playground
 - Fitness Trail
 - Ga Ga Ball Pit



St. Louis County Public Health

- Provides vector control services
- Provides animal control services Countywide.



Waste Collection

- Annexation area is part of St. Louis County Trash District 4
- Service Provider: Waste Connections
- Contract period: 2022-2027
- Monthly Costs:
 - \$15.50 in year 1; \$17.45 in year 5
 - 10% senior discount
 - Once a month bulk item collection
 - Three seasonal yard-waste pickups



Sewer Lateral Program

- Residents of the annexation area will not see a tax increase for the Sewer Lateral Repair Program
- Once annexed, if program is needed:
 - \$150 application fee
 - Coverage only up to \$4,500

Sewer Lateral Program Costs		
	St. Louis County	Ballwin
Annual Tax	\$28	\$28
Application Fee	\$0	\$150
Coverage	no cap	up to \$4,500

Summary & Closing Remarks



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Closing Remarks

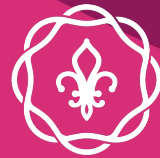
- The County provides high quality services to unincorporated residents for a low cost.
- The County is especially proud of the quality of its police service.
- The County will submit to the Commission a written report with our analysis within the 21-day timeline.

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